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81



81 Sandy Lane, Skelmersdale, Lancashire WN8 8LA

£172,000





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Welcome to this charming and spacious end terrace house located on Sandy Lane in Old Skelmersdale. This delightful property, built in the early 1900s, boasts a perfect blend of character and modern convenience.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The large kitchen has ample room for a dining table and space for a Range style cooker. With four bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Additionally, the garage to the rear of the house provides parking, a rare find in this area. Beyond is a large enclosed garden.

Situated close to local shops and schools, this home offers both convenience and a sense of community. For those needing to commute, the bus service to Wigan and Southport is easily accessible, providing a stress-free travel option. Freehold, mains utilities and cable broadband connected.

Don't miss the opportunity to make this lovely house your home. Contact us today to arrange a viewing and experience the charm and warmth that this property has to offer.

Lounge

11'4 x 14'4 (3.45m x 4.37m)

The front door opens into the spacious lounge with a double glazed bay window and laminate flooring fitted.

Dining Kitchen

14'1 x 14'4 (4.29m x 4.37m)

A delightful `farmhouse` style kitchen with a range of base and wall units

with worktops and incorporating a one and one half sink unit, dishwasher and alcove with a Range style cooker. Ideal for family living with ample room for a dining table . Stairs to the first floor and door to utility and bathroom beyond. Tiled flooring.

Utility

Worktop fitted and plumbing for washing machine.

Bathroom

Superb suite, recently fitted, comprising panelled bath with shower attachment over, low level W.C. and wash basin in a vanity unit. The walls are part tiled.

FIRST FLOOR

Landing

Bedroom 1

10'11 x 11'2 (3.33m x 3.40m)

A rear facing double bedroom.

Bedroom 2

12' x 7'1 (3.66m x 2.16m)

Front facing bedroom.

Bedroom 3

12' x 7'2 (3.66m x 2.18m)

Front facing with laminate flooring fitted.

Bedroom 4

9'2 x 6'8 (2.79m x 2.03m)

Rear facing bedroom , currently used as an office and ideal for home working.

W.C.

Low level W.C. and wall mounted wash basin. Extractor fan and automatic light fitted.

Outside

Small garden to the front with pedestrian access to the rear garden. The large garden to the rear with vehicular access has a detached garage and a large mature garden to the rear laid to lawn and low maintenance flagged area.

Garage

Detached garage with up and over doors and power and light.

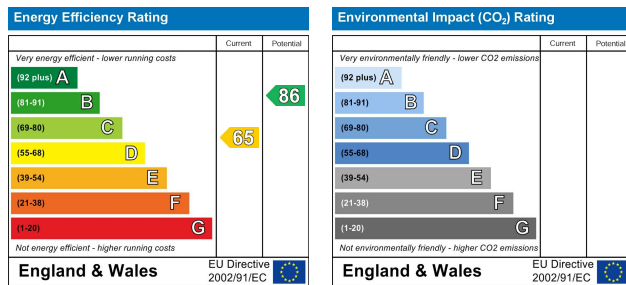
Material Information

Tenure

Freehold

Broadband and Mobile

Cable broadband connected to the property.
Ultrafast Broadband and Mobile Voice and Data available as per Ofcom Website April 2024





Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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